

12/7/06

C814-06-0106

#36 PH

## ZONING REVIEW SHEET

**CASE:** C814-06-0106

**P. C. DATE:** August 8, 2006  
August 22, 2006  
October 10, 2006  
October 24, 2006  
November 14, 2006  
November 28, 2006

**ADDRESS:** 208 Barton Springs Road

**OWNER:** 208 Barton Springs (Glenn Jones)

**AGENT:** Graves, Dougherty, Hearon &  
Moody, P.C. (Michael Whellan)

**REZONING FROM:**

CS-1-NP (Commercial—liquor sales – neighborhood plan) and L-NP (Lake commercial—neighborhood plan)

**TO:** PUD-NP (Planned unit development – neighborhood plan) combining district

**AREA:** 9.567 Acres

**PC ACTION:** Recommend approval of the agreement reached between Bouldin Creek Neighborhood Association and Fairfield Development. Staff will need additional time to analyze the agreement as it was presented for the first time just before the PC heard the case. Copies of the restrictive covenant, agreement and proposed ordinance are attached.

**ISSUES:**

At the request of the Planning Commission, on August 22, 2006, the subject request was sent to the Environmental Board for discussion and a recommendation. The Environmental Board recommendation met on October 4, 2006 and rendered a recommendation (Please see Attachment A).

The applicant has submitted an updated land plan on October 18, 2006 (Please see Attachment B) to address:

- Correction in zoning designation on the land plan;
- Calculated open space and setbacks per tract; and
- Project Engineer name.

On October 24, 2006, the Parks and Recreation Board discussed the subject rezoning request. A vote of 4-4 was reached and the case has been forwarded to the Planning Commission without a recommendation. (Please see Attachment D).

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends with conditions the rezoning from CS-1-NP and L-NP to PUD-NP. The recommended conditions are as follows:

1. Planting a vegetative screen along the southernmost property line of the Hotel Tract facing Town Lake adjacent to the surface parking lot on the East side of the Hotel Tract,

2. Prior to obtaining a certificate of occupancy for any pedestrian oriented uses or residential dwelling units for the West Parcel, an access easement will be provided to the City that allows:
  - public access to the internal drive on the West Parcel and
  - public access from the internal drive to the Town Lake hike and bike trail;
3. Prohibit pole signage, with the exception of directional signage for vehicular and pedestrian traffic, which will be limited to a height of four feet (this provision will not prohibit the use of traffic control signage in conformance with City regulations, i.e. stop signs);
4. Public bicycle parking in the primary setback area, subject to the City's approval of location;
5. Improvements to the Town Lake Trail;
6. Reduction of 2.3% total impervious cover;
7. Great Streets improvements to frontage on Barton Springs Road;
8. Implementation of Integrated Pest Management (IPM);
9. A maximum height of 200 feet,
10. A minimum of 2-star rating for Green Builder Program; and
11. The development of the PUD site will be subject to the attached TIA memorandum from Watershed Protection and Development Review (WPDR) Department dated August 16, 2006.

Furthermore, the Staff recommends that all conditional uses under CS-1-NP and L-NP shall remain as conditional uses in the proposed PUD. The following shall be prohibited uses:

- Automotive repair services
- Automotive sales
- Automotive washing (of any kind); and
- Service station

The Staff recommendation is based on the following considerations.

- 1.) The proposed land uses are compatible with existing and proposed commercial development;
- 2.) The Bouldin Creek Future Land Use Map designates this site for mixed-uses;
- 3.) Recommended conditions will yield a superior development vs traditional rezoning; and
- 4.) All other terms and conditions in of Ordinance No. 020523-33 shall remain in place.

#### **DEPARTMENT COMMENTS:**

The subject rezoning area consists of a 9.567 acre site along Barton Springs Road and Congress Avenue abutting Town Lake zoned CS-1-NP and L-NP. The property was rezoned on May 23, 2002 by ordinance No. 020523-33 enacting the Bouldin Creek Neighborhood Plan. (Please see Attachment C). The applicant seeks to rezone the property to PUD-NP to allow the redevelopment of the property to include two 200-foot mixed-use towers and retail uses. The applicant has agreed to offer superiority by way of the implementation of conditions that will be superior than traditional redevelopment under current zoning regulations.

The Staff has identified and recommends modifications to the Land Development Code to include:

- 1.) Modification to required parking provisions;
- 2.) Encroachment into secondary setback as described in the Waterfront Overlay – South Shore Central District to deviate 15 feet into secondary setback;
- 3.) Deviation of provision requiring 50% impervious cover and 50% building coverage under L – Lake Commercial zoning; and
- 4.) Permitted uses within the Waterfront Overlay.

The site lies within the Waterfront Overlay – South Shore Central and shall be subject to the provisions of LDC 25-2-721 and 25-2-742. The original shore line at Town Lake was modified for the construction of the existing boat dock. Therefore, the site would meet the minimum setback requirements within the secondary setback should the original shore line be in place.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-1-NP, L-NP, L-NP and CS-1-NP	Hotel
<i>North</i>	N/A	Town Lake – Colorado River
<i>South</i>	CS-1-NP	Parking / Restaurant
<i>East</i>	PUD-NP	Offices – Austin American Statesman
<i>West</i>	LI-NP / P-NP	Offices / Park

**NEIGHBORHOOD PLAN:**

Bouldin Creek

**TIA:** See Transportation comments

**WATERSHED:** Walnut Creek / Shoal Creek      **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**SCENIC ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

127--Bouldin Creek Neighborhood Assn.  
300--Terrell Lane Interceptor Assn.  
428--Barton Springs/ Edwards Aquifer  
Conservation Dist.  
438--Downtown Austin Alliance  
498--South Central Coalition  
511--Austin Neighborhoods Council

737--Bouldin Creek Neighborhood Planning  
Team Liaison - COA  
742--Austin Independent School District  
744--Sentral Plus East Austin Koalition  
(SPEAK)  
748--Bouldin Forward Thinking

**SCHOOLS:**

Austin Independent School District

- Travis Heights Elementary School
- Fulmore Middle School
- Travis High School

**RELATED CASES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-79-137	L to C-2 4 <sup>th</sup> H&A	07/03/79: APVD C-2 4 <sup>th</sup> H&A	08/09/72: APVD FROM L, 4TH TO C-2, 4TH H&A; 3RD RDG
C14P-79-27	Site Plan Approval	Date N/A. APVD SITE PLAN	04/29/82: APVD SPECIAL PERMIT FOR CONSTRUCTION OF COMM BOAT DOCK & ROCK STAIR RETAINING WALL ON TOWN LAKE AT HYATT.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0031	Bouldin Creek Neighborhood Plan	03/27/02: APVD SF-3-NP, SF-4A-NP, SF-6-NP, MF-3-NP, MF-4-NP, NO-MU-NP, LO-MU-NP, LO-CO-NP, LO-MU-CO-NP, LR-CO-NP, LR-MU-CO-NP, GR-CO-NP, GR-MU-CO-NP, GR-MU-CO-NP-H, CS-NP, CS-CO-NP, CS-MU-CO-NP, CS-MU-CO-NP-H, CS-1-NP, CS-1-CO-NP, CS-1-MU-CO-NP, P-NP (6-0)	04/18/02: APVD PC REC OF SF-3-NP, SF-4A-NP, SF-6-NP, MF-4-NP, NO-MU-NP, LO-MU-NP, LO-CO-NP, LO-MU-CO-NP, LR-CO-NP, LR-MU-CO-NP, GR-CO-NP, GR-MU-CO-NP, GR-MU-CO-H-NP, CS-NP, CS-CO-NP, CS-MU-CO-NP, CS-MU-CO-H-NP, CS-1-NP, CS-1-CO-NP, CS-1-MU-CO-NP, P-NP (6-0) & DIRECTED STAFF TO MEDIATE TR #24 & BRING BACK TO CC IN 30 DAYS  05/23/02: APVD (7-0) SF-3-NP, SF-4A-NP, SF-6-NP, MF-4-NP, NO-MU-NP, LO-MU-NP, LO-CO-NP, LO-MU-CO-NP, LR-CO-NP, LR-MU-CO-NP, GR-CO-NP, GR-MU-CO-NP, GR-MU-CO-H-NP, CS-NP, CS-CO-NP, CS-MU-CO-NP, CS-MU-CO-H-NP, CS-1-NP, CS-1-CO-NP, CS-1-MU-CO-NP & P-NP; FOR TR 24 GR-MU-CO-NP; FOR TR 68 MF-4-NP; 2ND/3RD RDGS
C14-06-0074	CBD to CBD-CURE	05/23/06: APVD STAFF REC OF CBD-CURE-CO (8-0)	06/22/06: APVD CBD-CURE-CO (7-0); ALL 3 RDGS

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
Barton Springs	Varies	Varies	Arterial	Yes	No	Yes

**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)

## STAFF RECOMMENDATION

Staff recommends with conditions the rezoning from CS-1-NP and L-NP to PUD-NP. The recommended conditions are as follows:

1. Planting a vegetative screen along the southernmost property line of the Hotel Tract facing Town Lake adjacent to the surface parking lot on the East side of the Hotel Tract;
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The Staff recommendation is based on the following considerations:

- 1.) The proposed land uses are compatible with existing and proposed commercial development,
- 2.) The Bouldin Creek Future Land Use Map designates this site for mixed-uses;
- 3.) Recommended conditions will yield a superior development vs traditional rezoning, and
- 4.) All other terms and conditions in of Ordinance No. 020523-33 shall remain in place.

## BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The recommended PUD has a proposed mixture of residential and commercial and mixed uses, with access to open space/dedicated Town Lake Trails that will be connected to public right-of-way. The PUD is a single contiguous project that will provide landscape improvements with Great Street improvements to existing public right-of-ways.

2. *Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development with in the PUD.*

The Proposed PUD will result in a superior development than that which could have occurred using conventional zoning and subdivision regulations by allowing the applicant to offer development incentives that surpass the requirements of traditional zoning as recommended. An impervious cover reduction of 2-3% is proposed. Furthermore, as recommended, the PUD shall achieve a minimum of 2-star rating under the Green Builder Program.

3. *The PUD land use plan establishes minimum and maximum development standards required by the PUD ordinance. These standards include residential density limitations; maximum floor-to-area ratios for non-residential development; maximum building height; lot size and width; and setbacks.*

The proposed PUD land use plan does establish development standards that specify the proposed uses, floor to area ratios, height limits, setbacks and impervious cover limits. In addition, the PUD land use plan allows for a transition in uses from the proposed commercial uses fronting Barton Springs Road to the shore at Town Lake.

## EXISTING CONDITIONS

### Site Characteristics

The subject rezoning area consists of a 9.567 acre site along Barton Springs Road and Congress Avenue abutting Town Lake zoned CS-1-NP and L-NP. The property was rezoned on May 23, 2002 by ordinance No. 020523-33 enacting the Bouldin Creek Neighborhood Plan. (Please see Attachment A). The applicant seeks to rezone the property to PUD-NP to allow the redevelopment of the property to include two 200-foot mixed-use towers and retail uses. The applicant has agreed to offer superiority by way of the implementation of conditions that will be superior than traditional redevelopment under current zoning regulations.

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<b>Drainage Construction - EDUARDO ACOSTA 974-3008</b>
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- DC 1. It appears this project should not be exempted from the drainage related standards in LDC 25-7-93, 25-7-94, 25-7-31, and 25-7-61 (as specified in Exhibit E , 4 (H)) and therefore the project must adhere to all current floodplain requirements. A determination that the project should be exempt from the drainage related requirements should be evaluated at the site plan stage.
- DC 2. It appears that the previous comments issued during the Development Assessment stage have not been addressed, therefore the previous comments still apply.
- DC 3. It appears this project should not be exempted from the drainage related standards in LDC 25-7-93, 25-7-94, 25-7-31, and 25-7-61 (as specified in Exhibit F , 4 (H)) and therefore the project must adhere to all current floodplain requirements. A determination that the project should be exempt from the drainage related requirements should be evaluated at the site plan stage.
- DC 4. If the applicant still believes these exemptions still apply please provide documentation and support in the form of a sealed and signed engineering report regarding the floodplain delineation.

<b>Fire Review - RON BUYS 974-0183</b>
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**Informal UPDATE ok 2-23-06**

- FR 2. New Diesel Fueled Generators will be limited to 120 gallons indoors if unsprinklered buildings and 240 gallons if sprinklered. Outdoor fuel tanks are not mentioned in the PUD documents but may be included in overlay rules (I didn't check)
- FR 3. Fire hydrant spacing shown may not meet that required by 2003 IFC with first within 400' of all points on building perimeter and second within 500'.
- FR 4. Changes to existing driveways and internal fire apparatus access will be required within the 150' to all points on un-sprinkled building perimeter and 200' to all points on sprinkled buildings.
- FR 5. Area water system will be required to provide firefighting flows based on 2003 IFC Table B105.1

**Informal update ok 5/22/06**

- FR 1. Access roadways must have a minimum of 25 feet unobstructed width.
- FR 2. Unobstructed turning radii of 50 feet outside and 25 feet inside must be provided for all turns.
- FR 3. No deadends in excess of 150 feet without an approved fire department turnaround.
- FR 4. Access roadway must be extended to within 150 feet of all of exterior walls of the first story of all buildings. Sec. 902.2.1

- FR 5. Indicate the fuel capacity of the generators to be used.
- FR 6. Fire hydrants shall be provided first within 400', second within 500' of all points on building perimeter order to deliver the needed fire flow.
- FR 7. Fire Dept. Connections must be accessible from the street. NFPA 24, 2-6.9
- FR 8. Provide hydraulic fire flow calculations for the needed fire flow to the buildings. Include in these calculations the friction loss through fire lines to ensure adequate flow to hydrants. All hydrants and nodes that are included in the calculations need to be identified for verification by this office Include in the calculations any backflow preventers installed in lines.
- FR 9. Establish fire zones as shown on site by painting curb red. Stenciling the words "FIRE ZONE/TOW-AWAY ZONE" in WHITE LETTERS at least 3 inches high at 35 FOOT intervals along the curb. Also, signs shall be posted at both ends of a fire zone. Alternate marking of the fire lanes may be approved by the fire chief provided the fire lanes are clearly identified at both ends. Sec. 901.4.2. Alternate marking of the fire lanes may be approved by the fire chief provided the fire lanes are clearly identified at both ends." Please take out : " and at intervals not to exceed 35 feet." The Sec. 901.4.2 can remain.
- FR 10. Address numbers at least 8 inches high must be visible from the street. City of Austin Criteria Manual p 4-9.

### Water Quality - EDUARDO ACOSTA 974-3008

- WQ 1. This project's participation in the Fee in Lieu of structural water quality controls, as outlined in Concerning Exhibit E, 4 (B), will not be acceptable. LDC 25-8-211 (C)(1) states, in an urban water shed, water quality control are required in accordance with the Environmental Criteria Manual. ECM 1 9.2.A, specifies that Water Quality controls are required in an Urban Watershed when the cumulative total of new or redeveloped impervious cover exceeds 5000 sf.
- WQ 2. The denial for the site's participation in the Fee in Lieu program is based on the size of the redevelopment, the close proximity to Town Lake, the direct discharge of concentrated flow, and the inability to treat runoff with downstream regional controls. Particularly, the site is proposing a PUD, therefore the site should propose superior protections.
- WQ 3 A design which includes onsite water quality controls as per LDC 25-8-211 and the ECM 1.6 will be required. Please note there are alternative compliance measures that do not require the footprint of a traditional sed/fil pond. These may include such space efficient approaches such as roof top gardens, rainwater harvesting, heat island mitigation, subsurface filtering, sweeping programs, integrated pest management plans, bio-filtration/infiltration, oil/water type separators or a variety of other options in which the additive effect provide water quality control.
- WQ 4. It appears that the previous comments issued during the Development Assessment stage have not been addressed, therefore the previous comments still apply.



- WQ 5. The site is proposing a PUD, therefore the site should propose superior protections. Please clarify how this application can be considered high quality or superior when no Water Quality controls are proposed. An excerpt of the Land Development Code pertaining to PUD designation is provided below:

**25-2-144 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT DESIGNATION.**

(B) *The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD.*

(C) *A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations.*

- WQ 6. This project's participation in the Fee in Lieu of structural water quality controls, as outlined in Exhibit F, 4 (B), will not be acceptable. LDC 25-8-211 (C)(1) states, in an urban watershed, water quality control are required in accordance with the Environmental Criteria Manual. ECM 1.9.2.A, specifies that Water Quality controls are required in an Urban Watershed when the cumulative total of new or redeveloped impervious cover exceeds 5000 sf.
- WQ 7. The denial for the site's participation in the Fee in Lieu program is based on the size of the redevelopment, the close proximity to Town Lake, the direct discharge of concentrated flow, and the inability to treat runoff with downstream regional controls. Particularly, the site is proposing a PUD, therefore the site should propose superior protections.
- WQ 8. A design which includes onsite water quality controls as per LDC 25-8-211 and the ECM 1.6 will be required. Please note there are alternative compliance measures that do not require the footprint of a traditional sed/fil pond. These may include such space efficient approaches such as roof top gardens, rainwater harvesting, heat island mitigation, subsurface filtering, sweeping programs, integrated pest management plans, bio-filtration/infiltration, oil/water type separators or a variety of other options in which the additive effect provide water quality control.
- WQ 9. Please arrange a meeting with this reviewer in order to explore the project constraints and possible water quality approaches

**Transportation - AMY LINK 974-2628**

- TR 1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.
- TR 2. All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563, TCM, Table 9-1. For the requested parallel

parking along the internal circulation aisles, please demonstrate that the requirements of Table 9-1 are being met.

- TR 3. In the core area of the city, bounded by US 183, SH 71, Loop 1, Lake Austin, Dry Creek, RM 2222, Mesa Drive, Jollyville Rd., and Loop 360, the minimum off-street parking requirement is 80% of that prescribed by Chapter 25-6, Appendix A of the LDC
- TR 4. All required parking must be on the same site as the structures to be served unless off-site parking is approved. A site plan required for approval of off-site parking must show both the primary use and off-site parking, and the property address and legal description of both sites. LDC, 25-6-502 (A). The proposed ordinance requests that parking for the site be considered cumulatively for the entire PUD site, and shall not be required to provide the minimum number of spaces on a stand alone basis for each phase. The minimum required parking for the hotel site must be provided during all site construction. This may be achieved by off-site parking if necessary.
- TR 5. For the parking garages above grade, please meet the Waterfront Overlay regulations as noted in Section 25-2-721(D)(2).
- TR 6. Per Section 25-2-723(C) and (D) (1 and 9), streetscape improvements along Barton Springs Road and South First Street are required.
- TR 7. Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate. LDC, 25-6-295, 25-6-321, 25-6-322; TCM, 5.3.1.R. This applies to all site driveways.
- TR 8. Loading requirements shall meet requirements as set forth in Section 25-6-531/-532 and Appendix A of the LDC. All parking and loading facilities must be maintained to assure desirability and usefulness of the facility. The facilities shall at all times be available for the off-street parking or loading use for which they are required or intended. Each off-street loading space must consist of a rectangular area not less than 12 feet wide and 45 feet long, with a vertical clearance of not less than 15 feet. LDC, Section 25-6-531, 532. TCM, 9.3.0 #1.
- TR 9. The existing driveways to South First Street are gated. Are these driveways to remain gated with this new site development?
- TR 10. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec 25-6-142]. Comments dated March 9, 2006 were provided with the development assessment submittal.
- TR 11. All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual LDC, 25-6-563; TCM, Table 9-1. For the requested parallel parking along the internal circulation aisles, please demonstrate that the requirements of Table 9-1 are being met. Please identify the proposed location of all parallel spaces.
- TR 12. In the core area of the city, bounded by US 183, SH 71, Loop 1, Lake Austin, Dry Creek, RM 2222, Mesa Drive, Jollyville Rd., and Loop 360, the minimum off-street parking requirement is 80% of that prescribed by Chapter 25-6, Appendix A of the LDC.

- TR 13. All required parking must be on the same site as the structures to be served unless off-site parking is approved. A site plan required for approval of off-site parking must show both the primary use and off-site parking, and the property address and legal description of both sites. LDC, 25-6-502 (A). The proposed ordinance requests that parking for the site be considered cumulatively for the entire PUD site, and shall not be required to provide the minimum number of spaces on a stand alone basis for each phase. The minimum required parking for the hotel site must be provided during all site construction. This may be achieved by off-site parking if necessary, granted the off-site parking meets code requirements. Please provide further justification for not providing the minimum required parking during each phase of development.
- TR 14. For the parking garages above grade, please meet the Waterfront Overlay regulations as noted in Section 25-2-721(D)(2).
- TR 15. Per Section 25-2-723(C) and (D)(1 and 9), streetscape improvements along Barton Springs Road and South First Street are required. Item 4.D of the draft ordinance only references Barton Springs. What improvements are proposed along South First Street?
- TR 16. Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate. LDC, 25-6-295, 25-6-321, 25-6-322; TCM, 5.3 I.R. This applies to all site driveways.
- TR 17. Loading requirements shall meet requirements as set forth in Section 25-6-531/-532 and Appendix A of the LDC. All parking and loading facilities must be maintained to assure desirability and usefulness of the facility. The facilities shall at all times be available for the off-street parking or loading use for which they are required or intended. Each off-street loading space must consist of a rectangular area not less than 12 feet wide and 45 feet long, with a vertical clearance of not less than 15 feet. LDC, Section 25-6-531, 532. TCM, 9.3.0 #1.
- TR 18. The existing driveways to South First Street are gated. It appears that these driveways will remain gated with the new development. A 40-foot storage space shall be provided internal to the site for any proposed gated driveway. This does not appear to be provided as depicted on the PUD plan. Please provide further justification for the driveway locations in their current configuration. Modification to these driveways may result after review of the TIA is complete.

<b>Electric - DAVID LAMBERT 322-6109</b>
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- EL 1. Any relocation of electric facilities shall be at landowner's/developer's expense.
- EL 2. This property is located in the network. Contact Tomme Friar at 505-7675 regarding underground electric service
- EL 3. On the site plan, show the transformer vault(s) needed to power the new buildings.
- EL 4. FYI. There is a duct line from Barton Springs which runs into this site across the South Parcel to serve an electric vault on the south side of the Hyatt Hotel. Development of the South Parcel may require relocation of the duct line. Tomme Friar at 505-7675 is your contact regarding this

- EL 3. Be advised that the location of structures along the southeast property line must meet National Electric Safety Code/OSHA criteria for clearance with existing overhead electric line.
- EL 4. Be advised any relocation of electric facilities shall be at landowner's/developer's expense.
- EL 5. For information regarding Green Builder program and standards, contact Katie Jensen at 482-5407.

**Industrial Waste - COLLEEN BUCKLEY 972-1060**

2/16/06

IW 1. No Comment.

IW2. There is nothing for Industrial Waste to review at this stage of the project. Keep us on the distribution list as updates are available.

**WWW - PAUL URBANEK 974-3017**

- WW 1. The landowner intends to serve each lot with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility improvements and other facilities to serve the lot.
- WW 2. With the final plat, the landowner must pay the Subdivision Engineering review fee and a note must be on the plat making the landowner responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility improvements and other facilities to serve each lot.
- WW 3. In order to obtain City water and wastewater utility service, the landowner must obtain City approval of a Service Extension Request. For more information, pertaining to the process and submittal requirements, contact Phillip Jaeger Austin Water Utility, 625 East 10<sup>th</sup> Street, 5<sup>th</sup> Floor Waller Creek center. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request.
- WW 4. No lot will be occupied until the structure is connected to the City of Austin water and wastewater utility system.
- WW 5. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.
- WW 6. The water and wastewater utility system serving each lot must be in accordance with the City of Austin design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The water and wastewater utility construction must be inspected by the City.

WW 7. Offsite easements may be required. Also, approval from the City will be required for placing utilities on City land. The landowner at own expense, will be responsible for providing the onsite and offsite easements. The easements must be for locations defined by the Austin Water Utility and in a form accepted to the City.

**Environmental - TERESA ALVELO 974-7105**

2/23/2006:

- EV 1. This project does not meet the redevelopment exception in LDC 25-8-26 and therefore the project must adhere to all current environmental requirements. Please ensure that no new development encroaches into the Critical Water Quality Zone, including the temporary access road. Any deviation from the code will require a courtesy hearing in front of the Environmental Board. In order to gain staff support for any exception to Chapter 25-8 of the Land Development Code the project must be demonstrated to be environmentally superior than what would otherwise be achieved.
- EV 2. Because of the request for the exception from wetlands protection (LDC 25-8-282), it is advisable that the applicant coordinate with the City Wetland's Biologist (974-2956) prior to submittal.
- EV 3 Mitigation will be required for any trees located on site greater than 8" that are to be removed.
- EV 4. This project lies within the Waterfront District Overlay and must adhere to the additional landscaping requirements as set forth in the Environmental Criteria Manual 2.8 0.

07/31/06:

- EV 1. Contact Wetlands Biologist Mike Lyday, Environmental Resource Management, or EV Reviewer to set up a meeting/site visit to discuss wetlands issues. Further comments may be issued based on input by ERM.
- EV 2. All requests for exceptions from the environmental code must demonstrate that the proposal is clearly superior to what would be allowable under the code without the exceptions. Please clearly demonstrate how this project is better environmentally.

10/04/06.

- EV 1. Please see attached recommendation from Environmental Board under Attachment A.

**Site Plan - NIKKI HOELTER 974-2863**

- SP 1. The proposed PUD would be required to comply with the Waterfront Overlay, South Shore sub district regulations.
- SP 2. Describe and show on the land use plan the type of existing and proposed residential uses per tract/parcel and/or phase, including: maximum density (if multi-family development is

proposed, maximum FAR, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate. [Sec. 25-2-411(H)].

- SP 3. If structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements.
- SP 4. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information [Sec. 25-2-411(I)]:
- a. The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use).
  - b. Total square footage and whether structured parking facilities are proposed.
  - c. Maximum impervious cover;
  - d. Maximum height limitation;
  - e. Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
  - f. The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
  - g. All civic uses by type and proposed site development regulations.
- Additional site development regulations may be specified by the City Council.
- SP 5. Open space of no less than 20% of a tract used for a non-residential use or 15% of a tract used for an industrial use shall be reserved within each tract. This requirement may be adjusted depending upon the total open space provided for the PUD [Sec 25-2-411(H)].
- SP 6. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2-402.
- SP 7. Provide the legal description on the cover sheet.
- SP 8. Describe the type of existing and proposed residential uses per tract and/or phase, including, maximum density (if multi-family development is proposed, maximum FAR, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate. [Sec. 25-2-411(H)]. Show on land use plan.
- SP 9. If structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements.
- SP 10. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information [Sec. 25-2-411(I)]: Show on land use plan
- a. The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use)
  - b. Total square footage and whether structured parking facilities are proposed

- c. Maximum impervious cover;
- d. Maximum height limitation;
- e. Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
- f. The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
- g. All civic uses by type and proposed site development regulations.
- h. Additional site development regulations may be specified by the City Council.

<b>Parks and Recreation - RANDY SCOTT 974-6737</b>
--

- PR1. Approval of a site plan by the Land Use Commission is required if an applicant requests a waiver from a requirement of this part under Section 25-2-713 (Variances)
- PR2. Review of a site plan by the director of the Parks and Recreation Department is required before the site plan may be approved. The director of the Parks and Recreation Department shall determine:
- whether the site plan is compatible with adopted park design guidelines; and
  - if significant historic, cultural, or archaeological sites are located on the property.
- PR 3. **150' Primary setback from Town Lake**
- 1. Parking areas and structures are prohibited;
  - 2. park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions, are permitted if:
    - (a) the park facilities are located on public park land; and
    - (b) the impervious cover does not exceed 15 percent.
- PR 4. **50' Secondary setback from primary setback**
- 1. fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and impervious cover may not exceed 30 percent.
  - 2. Surface parking:
    - (a) must be placed along roadways, if practicable, and must be screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part.
    - (b) if it is adjacent to Town Lake, the Colorado River, park land, or a creek named in this part, it must incorporate pedestrian oriented uses at ground level.

<b>Zoning/Land Use - JORGE E. ROUSSELIN 974-2975</b>
--

- ZN1. Please provide justification for PUD zoning for this tract of land. Identify how the proposed PUD is superior to current land development code requirements [Please refer to the City of Austin Land Development Code Section 25-2-144].
- ZN2. On the PUD Land Use Plan, please provide a table that lists the types of the residential uses allowed within the PUD (single-family, duplex, two-family residential, single-family attached, condominium residential, townhouse residential, multifamily residential, etc.), list

minimum and maximum number of units by type that will be allowed on each parcel within the PUD, and list the total number of units by type that will be allowed overall within the PUD. The staff would like to know the breakdown of the types of residential units on each parcel and the overall amounts of these uses throughout the PUD development.

- ZN3. Please provide a list of all of the variances to the Land Development Code requirements that the applicant will be requesting in this PUD zoning application.
  - ZN4. Please clarify if the applicant is utilizing Green Builder standards for both residential and commercial development within the PUD.
  - ZN5. Applicability of 25-8-214 to all parcels is not recommended.
  - ZN6. Minimum parking requirements shall be provided during all phases of construction.
  - ZN7. Please clarify to what "extent practicable" the Great Streets criteria will be applied on all parcels.
  - ZN8. Please coordinate with Andy Halm at 974-7195 on all license agreements required for landscaping, irrigation, and/or any other associated improvements to the public R-O-W.
-





**Date:** August 16, 2006  
**To:** Jorge Rousselin, Case Manager  
**CC:** Scott Feldman, Alliance Transportation Group  
**Reference:** 208 Barton Springs Tract TIA, C814-06-0106

The Transportation Review Section has reviewed the Traffic Impact Analysis for the 208 Barton Springs Tract, dated February 2006 prepared by Scott Feldman of Alliance Transportation Group and offers the following comments:

The 208 Barton Springs Tract is a 9.616-acre development located in central Austin near the intersection of Barton Springs Road and Congress Avenue.

The property is currently developed with a hotel and is zoned Commercial Liquor Sales-Neighborhood Plan (CS-1-NP) and Lake Commercial-Neighborhood Plan (L-NP). The applicant has requested a zoning change to Planned Unit Development (PUD) for the entire tract. The estimated completion of the project is expected in the year 2009.

#### **TRIP GENERATION**

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the existing 447 room hotel generates approximately 3,987 vehicle trips per day. The proposed development will generate an additional 5,626 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation				
LAND USE	Size	ADT	AM Peak	PM Peak
Residential Condominiums	500 units	2,160	187	200
Specialty Retail	27,000sf	1,128	0	51
High Turn Over Sit Down Restaurant	15,000sf	1,128	173	84
<b>Total</b>		<b>4,416</b>	<b>360</b>	<b>335</b>

#### **ASSUMPTIONS**

1. Background traffic volumes for 2005 included estimated traffic volumes for the following projects.
  - 210 Barton Springs Condominium Project SP-00-2599C
  - Crescent Machinery SP-05-143C
2. A growth rate of 5% was assumed for all roadways within the study area

3. Pass-by and internal capture reductions were taken for the following uses:

Land Use	Pass-By Reductions		Internal Capture Reductions
	AM	PM	
Residential Condominiums	0%	0%	11%
Specialty Retail	0%	34%	11%
High Turn Over Sit Down Restaurant	0%	43%	11%

4. No reductions were taken for transit use.

### **EXISTING AND PLANNED ROADWAYS**

**Barton Springs Road** – Barton Springs Road forms the southern boundary for this site, will provide the main access point for the development, and is currently constructed as a four-lane minor arterial. The Austin Metropolitan Area Transportation Plan proposes a four-lane major undivided arterial with 86 feet of right-of-way by 2025.

**Congress Avenue** – This roadway is currently classified as a six-lane major divided arterial and lies east of the site.

**Riverside Drive** – Riverside Drive is classified as a four-lane major undivided arterial in the vicinity of the site.

### **INTERSECTION LEVEL OF SERVICE (LOS)**

The TIA analyzed 3 intersections, 2 of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 3. Level of Service				
Intersection	2005 Existing		2009 Site + Forecasted	
	AM	PM	AM	PM
Barton Springs and Congress Avenue*	C	B	C	B
Barton Springs and Riverside Drive*	E	E	D	E
Barton Springs and Hotel/Site Driveway	A	A	B	C

\*= SIGNALIZED

### **RECOMMENDATIONS**

- 1) At the time of site plan, a right turn lane shall be constructed along Barton Springs Road to provide access to the site driveway. Approval from the Public Works Department shall be obtained during the site plan review process.
- 2) Submittal of 2 copies of the final version of the TIA is required prior to 3<sup>rd</sup> Reading at City Council.

- 
- 3) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2628.



Amy Link  
Sr. Planner - Transportation Review Staff  
Watershed Protection and Development Review



## INTEROFFICE MEMORANDUM

TO: Teresa Alvelo, Environmental Review Teams

FROM: Mike Lyday, Environmental Resource Management Division (ERM)

DATE: September 12, 2006

SUBJECT: 208 Barton Springs Road Zoning Case C814-06-0106

I appreciate the opportunity to comment on this zoning case that involves redevelopment and the critical water quality zone (CWQZ). Unlike the recent Crescent Machinery redevelopment case, this project proposes to restore some of the previously developed CWQZ. As I see it, the CWQZ that is proposed for redevelopment (a portion of the existing parking lot) will ultimately be restored to pervious cover and revegetated. The portion of the CWQZ that has the hotel and other existing parking on it is not being redeveloped. Therefore, environmental (ERM) staff will not be requesting any "environmentally equivalent" measures to restore the CWQZ function and value as we did when Crescent Machinery proposed to redevelop all of the CWQZ that was previously developed.

In other words, the Hyatt's development that will remain in the CWQZ is existing development (existing parking and hotel). They propose to remove some of the existing parking in the CWQZ and convert it to pervious landscape. Overall, a slight gain in CWQZ restoration. All I might recommend is that the redeveloped landscape be composed of native and adapted plants (see the COA Grow Green Guide: Native and Adapted Landscape Plants).

Nevertheless, the waterfront overlay setback is also proposed to be redeveloped and PARD should review that in regard to their issues pertaining to the waterfront overlay. I believe this project is moving in the right direction with regard to CWQZ restoration during redevelopment.

Thank you for including ERM in your assessment of environmental resources for this case. If you have any questions, please call me at 974-2956.

Mike Lyday, Senior Environmental Scientist  
Water Resources Evaluation Section, ERM  
Watershed Protection and Development Review Department

C: Ed Peacock  
George Zapalak  
Ricardo Soliz  
Nikki Hoelter  
Ingrid McDonald



MEMORANDUM

**RECEIVED**

NOV 06 2006

To: Greg Guernsey, Director  
Neighborhood Planning & Zoning

From: Warren W. Struss, Director  
Parks and Recreation Department

Neighborhood Planning & Zoning

Date: November 1, 2006

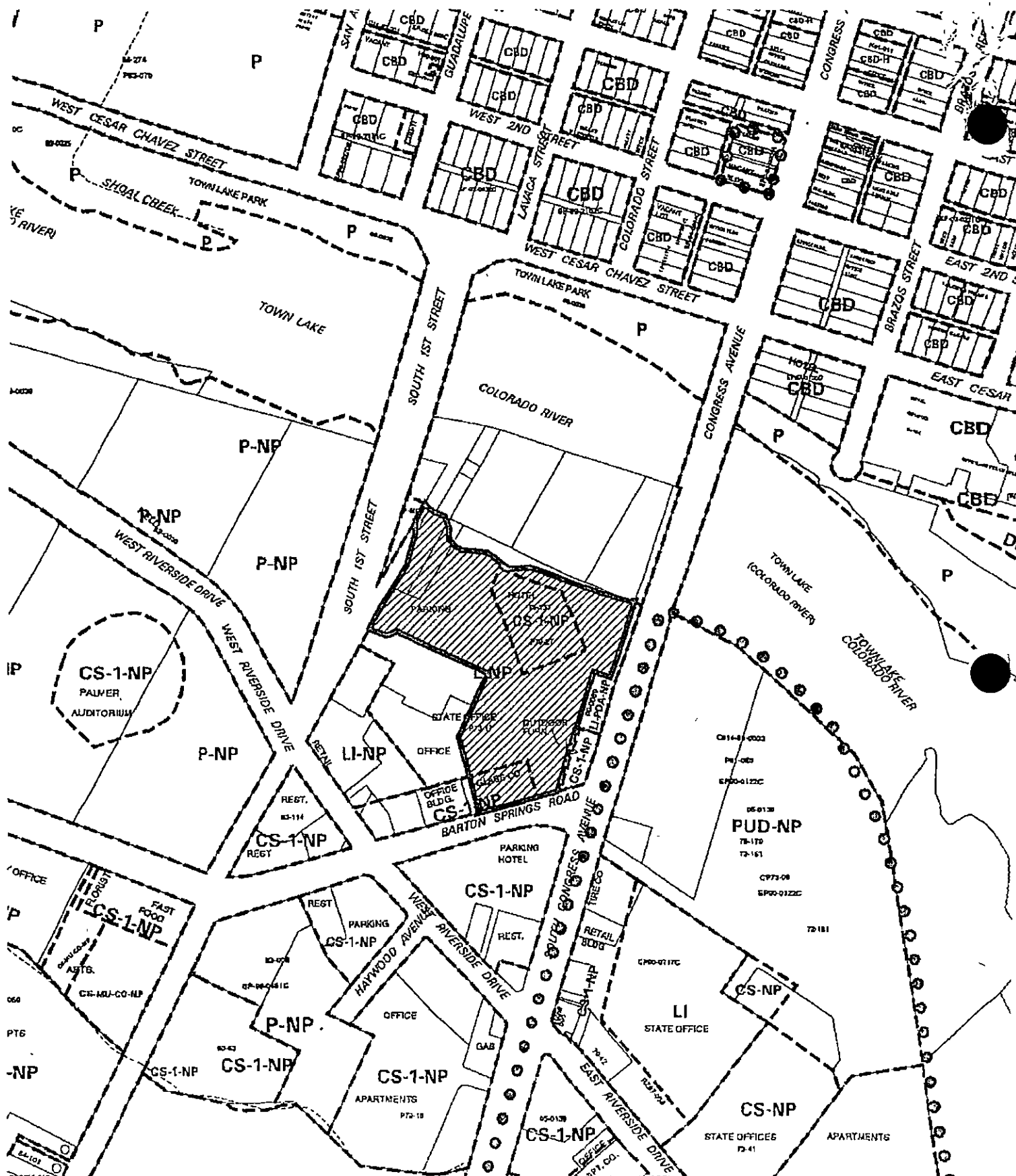
Subject: Rezoning: C814-06-0106 - 201

The Parks and Recreation Department does not support the request for a variance to the Waterfront Overlay in zoning case C814-06-0106 - 201. The requested encroachment on the primary and secondary setback is not compatible with adopted park design guidelines. Private drives, parking, and buildings are not permitted uses in the primary or secondary setbacks.

If you have any questions or need additional information, please feel free to contact me at 974-6717.

Warren W. Struss, Director  
Parks and Recreation Department

cc: Stuart Strong, Assistant Director, PARD  
Ricardo Soliz, Division Manager, PARD



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: J. ROUSSELIN

# PLANNED UNIT DEVELOPMENT

CASE #: C814-06-0106

ADDRESS: 208 BARTON SPRINGS RD

SUBJECT AREA (acres): N/A

DATE: 06-05

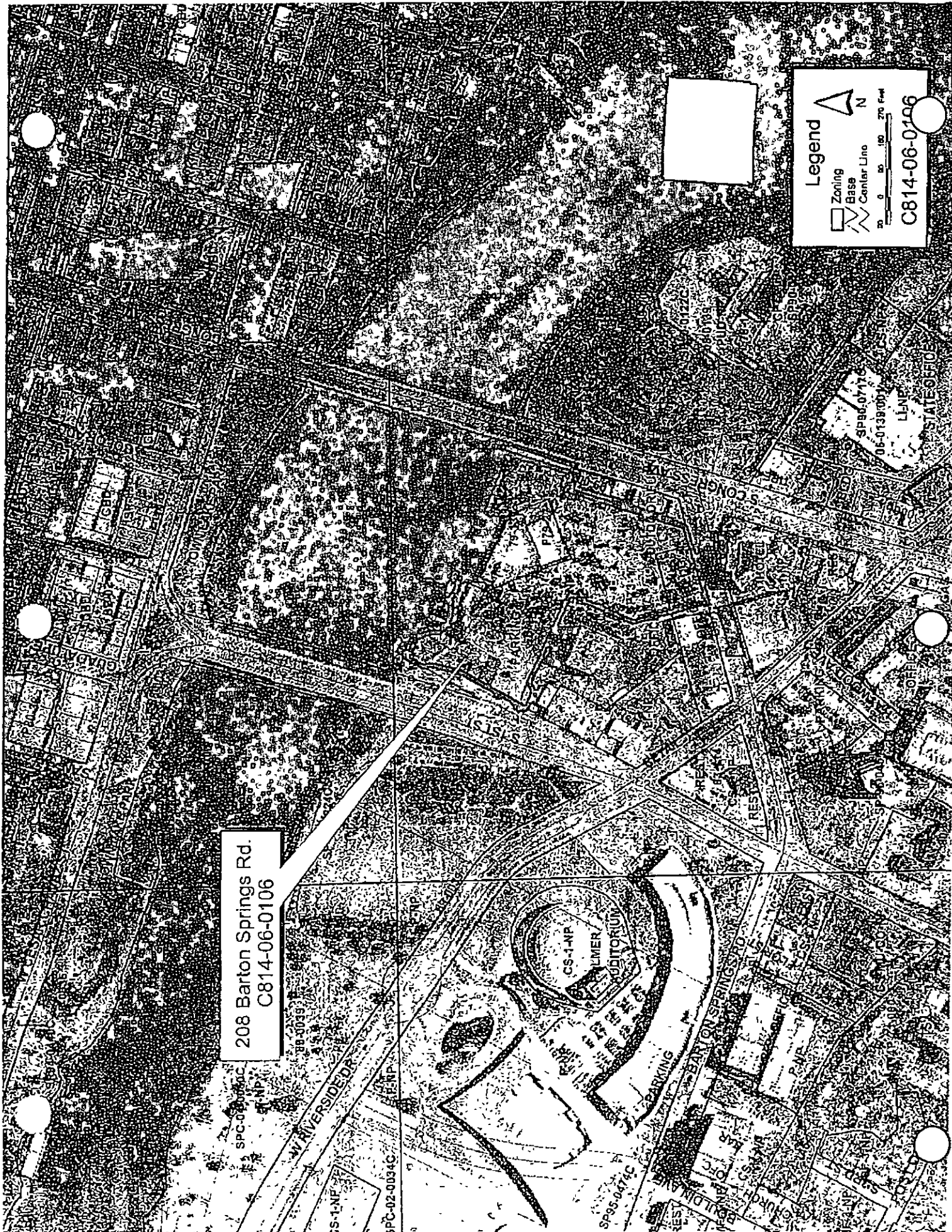
INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER

J21







208 Barton Springs Rd.  
C814-06-0106

**Legend**

- Zoning
- Base
- Center Line

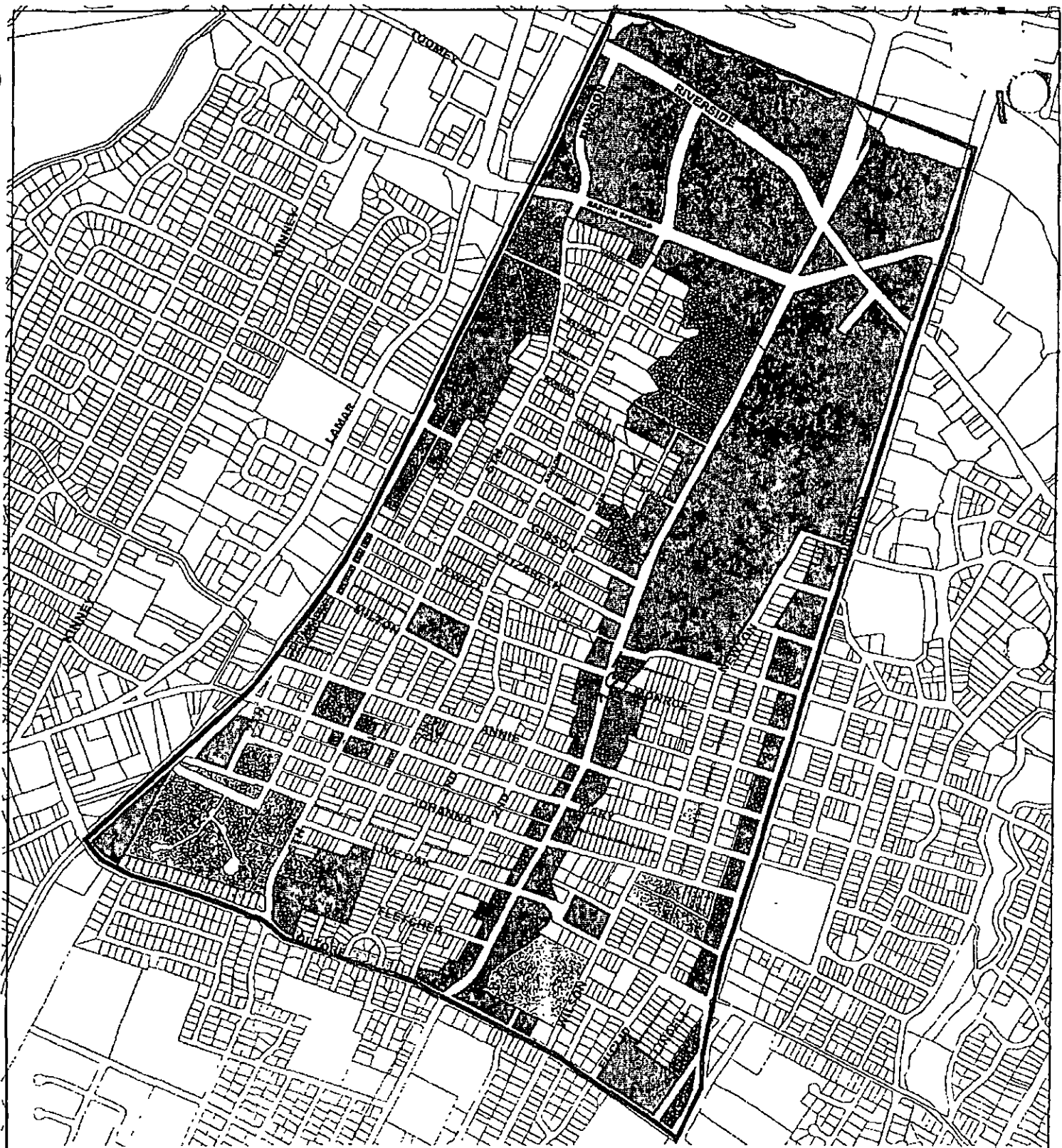
0 50 100 200 Feet

N

06-01390001

C814-06-0106





## Bouldin Creek Neighborhood Planning Area Future Land Use Map

Neighborhood Planning and  
Zoning Department  
March 2002

A comprehensive plan shall not  
constitute zoning regulations or  
establish district boundaries.

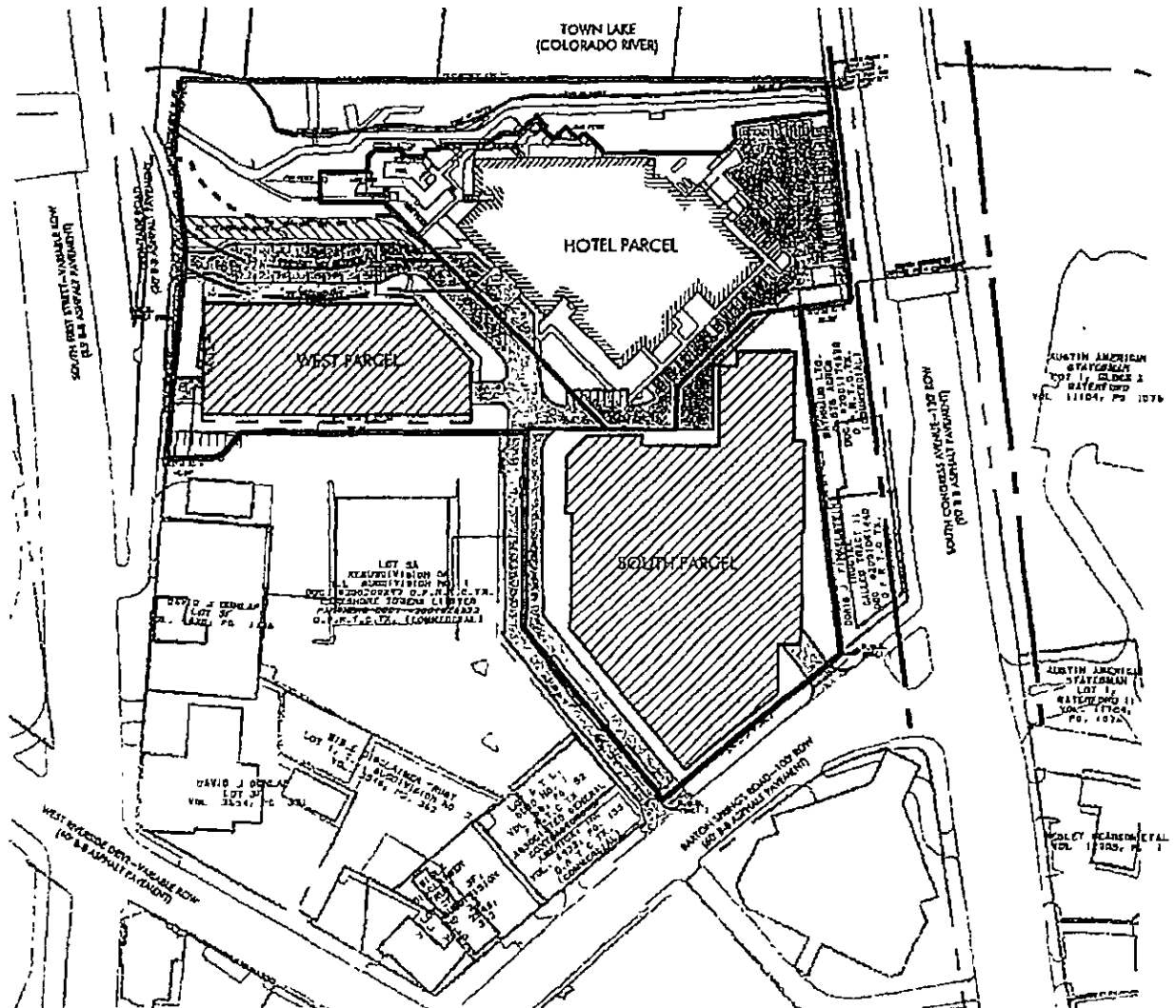
- |                              |            |
|------------------------------|------------|
| Single-Family                | Mixed Use  |
| Higher-Density Single-Family | Civic      |
| Multifamily                  | Open Space |
| Commercial                   |            |





# EXHIBIT 'A'

0 50 100



## LAND USE REGULATIONS

### HOTEL PARCEL:

PARCEL AREA = 2.78 AC  
BUILDING COVERAGE = 95 %  
BUILDING HEIGHT = 200 FT  
FAR = 8:1  
MIN PARKING = 80% OF THE REQUIRED PARKING  
PER LOC 25-6 APPENDIX A  
MAX PARKING = NONE

### WEST PARCEL:

PARCEL AREA = 3.71 AC  
BUILDING COVERAGE = 50 %  
BUILDING HEIGHT = 200 FT  
FAR = 8:1  
MIN PARKING = 80% OF THE REQUIRED PARKING  
PER LOC 25-6 APPENDIX A  
MAX PARKING = NONE

### SOUTH PARCEL:

PARCEL AREA = 3.09 AC  
BUILDING COVERAGE = 95 %  
BUILDING HEIGHT = 200 FT  
FAR = 8:1  
MIN PARKING = 80% OF THE REQUIRED PARKING  
PER LOC 25-6 APPENDIX A  
MAX PARKING = NONE

Hotel Parcel (2.78 Acres)						West Parcel (3.71 Acres)					South Parcel (3.09 Acres)				
Total	CAOZ	Primary Setback	35' Secondary Setback	Uplands	Total	CAOZ	Primary Setback	35' Secondary Setback	Uplands	Total	CAOZ	Primary Setback	35' Secondary Setback	Uplands	Total
Area (SF)	121083	86629	81617	11236	68555	161408	0	0	0	134327	0	0	0	103210	273094
Total Imp. Cover (sf)	100891	848	7550	10115	51328	68993	0	0	0	103210	0	0	0	7683	6552
Percent Imp. Cover (%)	83.32	1.27	8.25	90.02	74.87	42.74				76.83					
Note: Primary Setback Area includes CAOZ Area															

**LC LONGARO & CLARKE**  
Consulting Engineers

Land Development & Stormwater Management & Water Resources  
100 Capital of Texas Highway South, The Alamogordo, Suite 100, Austin, Texas 78746  
OFF: 505-0278 • FAX: 505-0279 • CELL: 505-0279

## 208 BARTON SPRINGS

## STAFF RECOMMENDATION

Staff recommends with conditions the rezoning from CS-1-NP, L-NP, L-NP and CS-1-NP to PUD-NP. The recommended conditions are as follows:

1. Planting a vegetative screen along the southernmost property line of the Hotel Tract facing Town Lake adjacent to the surface parking lot on the East side of the Hotel Tract;
2. Prior to obtaining a certificate of occupancy for any pedestrian oriented uses or residential dwelling units for the West Parcel, an access easement will be provided to the City that allows:
  - public access to the internal drive on the West Parcel and
  - public access from the internal drive to the Town Lake hike and bike trail;
3. Prohibit pole signage, with the exception of directional signage for vehicular and pedestrian traffic, which will be limited to a height of four feet (this provision will not prohibit the use of traffic control signage in conformance with City regulations, i.e. stop signs);
4. Public bicycle parking in the primary setback area, subject to the City's approval of location,
5. Improvements to the Town Lake Trail;
6. Reduction of 2.3% total impervious cover;
7. Great Streets improvements to frontage on Barton Springs Road;
8. Implementation of Integrated Pest Management (IPM),
9. A maximum height of 200 feet;
10. A minimum of 2-star rating for Green Builder Program; and
11. The development of the PUD site will be subject to the attached TIA memorandum from Watershed Protection and Development Review (WPDR) Department dated August 16, 2006.

Furthermore, the Staff recommends that all conditional uses under CS-1-NP and L-NP shall remain as conditional uses in the proposed PUD. The following shall be prohibited uses:

- Automotive repair services
- Automotive sales
- Automotive washing (of any kind); and
- Service station

The Staff recommendation is based on the following considerations:

- 1.) The proposed land uses are compatible with existing and proposed commercial development;
- 2.) The Bouldin Creek Future Land Use Map designates this site for mixed-uses,
- 3.) Recommended conditions will yield a superior development vs. traditional rezoning; and
- 4.) All other terms and conditions in of Ordinance No. 020523-33 shall remain in place.

## BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The recommended PUD has a proposed mixture of residential and commercial and mixed uses, with access to open space/dedicated Town Lake Trails that will be connected to public right-of-way. The PUD is a single contiguous project that will provide landscape improvements with Great Street improvements to existing public right-of-ways

2. *Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development with in the PUD.*

The Proposed PUD will result in a superior development than that which could have occurred using conventional zoning and subdivision regulations by allowing the applicant to offer development incentives that surpass the requirements of traditional zoning as recommended. An impervious cover reduction of 2.3% is proposed. Furthermore, as recommended, the PUD shall achieve a minimum of 2-star rating under the Green Builder Program.

3. *The PUD land use plan establishes minimum and maximum development standards required by the PUD ordinance. These standards include residential density limitations; maximum floor-to-area ratios for non-residential development; maximum building height; lot size and width; and setbacks.*

The proposed PUD land use plan does establish development standards that specify the proposed uses, floor to area ratios, height limits, setbacks and impervious cover limits. In addition, the PUD land use plan allows for a transition in uses from the proposed commercial uses fronting Barton Springs Road to the shore at Town Lake.

#### EXISTING CONDITIONS

##### Site Characteristics

The subject rezoning area consists of a 9.567 acre site along Barton Springs Road and Congress Avenue abutting Town Lake zoned CS-1-NP and L-NP. The property was rezoned on May 23, 2002 by ordinance No. 020523-33 enacting the Bouldin Creek Neighborhood Plan. (Please see Attachment A). The applicant seeks to rezone the property to PUD-NP to allow the redevelopment of the property to include two 200-foot mixed-use towers and retail uses. The applicant has agreed to offer superiority by way of the implementation of conditions that will be superior than traditional redevelopment under current zoning regulations.

The applicant has agreed to offer superiority by way of the implementation of conditions that will be superior than a traditional redevelopment under current zoning regulations.

The site lies within the Waterfront Overlay – South Shore Central and shall be subject to the provisions of LDC 25-2-721 and 25-2-742. the original shore line at Town Lake was modified for the construction of the existing boat dock. Therefore, the site would meet the minimum setback requirements within the secondary setback should the original shore line be in place.

<b>Drainage Construction - EDUARDO ACOSTA 974-3008</b>
--

DC 1. It appears this project should not be exempted from the drainage related standards in LDC 25-7-93, 25-7-94, 25-7-31, and 25-7-61 (as specified in Exhibit E , 4 (H)) and therefore the project must adhere to all current floodplain requirements. A determination that the project should be exempt from the drainage related requirements should be evaluated at the site plan stage.

- DC 2. It appears that the previous comments issued during the Development Assessment stage have not been addressed, therefore the previous comments still apply.
- DC 3. It appears this project should not be exempted from the drainage related standards in LDC 25-7-93, 25-7-94, 25-7-31, and 25-7-61 (as specified in Exhibit F, 4 (H)) and therefore the project must adhere to all current floodplain requirements. A determination that the project should be exempt from the drainage related requirements should be evaluated at the site plan stage.
- DC 4. If the applicant still believes these exemptions still apply please provide documentation and support in the form of a sealed and signed engineering report regarding the floodplain delineation.

<b>Fire Review - RON BUYS 974-0183</b>
--

**Informal UPDATE ok 2-23-06**

- FR 2. New Diesel Fueled Generators will be limited to 120 gallons indoors if unsprinklered buildings and 240 gallons if sprinklered. Outdoor fuel tanks are not mentioned in the PUD documents but may be included in overlay rules (I didn't check).
- FR 3. Fire hydrant spacing shown may not meet that required by 2003 IFC with first within 400' of all points on building perimeter and second within 500'.
- FR 4. Changes to existing driveways and internal fire apparatus access will be required within the 150' to all points on un-sprinkled building perimeter and 200' to all points on sprinkled buildings.
- FR 5. Area water system will be required to provide firefighting flows based on 2003 IFC Table B105.1

**Informal update ok 5/22/06**

- FR 1. Access roadways must have a minimum of 25 feet unobstructed width.
- FR 2. Unobstructed turning radii of 50 feet outside and 25 feet inside must be provided for all turns.
- FR 3. No deadends in excess of 150 feet without an approved fire department turnaround.
- FR 4. Access roadway must be extended to within 150 feet of all of exterior walls of the first story of all buildings. Sec. 902.2.1
- FR 5. Indicate the fuel capacity of the generators to be used.
- FR 6. Fire hydrants shall be provided first within 400', second within 500' of all points on building perimeter order to deliver the needed fire flow.
- FR 7. Fire Dept. Connections must be accessible from the street. NFPA 24, 2-6.9

- FR 8. Provide hydraulic fire flow calculations for the needed fire flow to the buildings. Include in these calculations the friction loss through fire lines to ensure adequate flow to hydrants. . All hydrants and nodes that are included in the calculations need to be identified for verification by this office Include in the calculations any backflow preventers installed in lines.
- FR 9. Establish fire zones as shown on site by painting curb red Stenciling the words "FIRE ZONE/TOW-AWAY ZONE" in WHITE LETTERS at least 3 inches high at 35 FOOT intervals along the curb. Also, signs shall be posted at both ends of a fire zone. Alternate marking of the fire lanes may be approved by the fire chief provided the fire lanes are clearly identified at both ends. Sec. 901.4.2. Alternate marking of the fire lanes may be approved by the fire chief provided the fire lanes are clearly identified at both ends." Please take out ":" and at intervals not to exceed 35 feet " The Sec. 901.4.2 can remain.
- FR 10. Address numbers at least 8 inches high must be visible from the street. City of Austin Criteria Manual p 4-9.

<b>Water Quality - EDUARDO ACOSTA 974-3008</b>
--

- WQ 1. This project's participation in the Fee in Lieu of structural water quality controls, as outlined in Concerning Exhibit E, 4 (B), will not be acceptable. LDC 25-8-211 (C)(1) states, in an urban water shed, water quality control are required in accordance with the Environmental Criteria Manual. ECM 1.9 2.A, specifies that Water Quality controls are required in an Urban Watershed when the cumulative total of new or redeveloped impervious cover exceeds 5000 sf.
- WQ 2. The denial for the site's participation in the Fee in Lieu program is based on the size of the redevelopment, the close proximity to Town Lake, the direct discharge of concentrated flow, and the inability to treat runoff with downstream regional controls. Particularly, the site is proposing a PUD, therefore the site should propose superior protections.
- WQ 3. A design which includes onsite water quality controls as per LDC 25-8-211 and the ECM 1.6 will be required. Please note there are alternative compliance measures that do not require the footprint of a traditional sed/fil pond. These may include such space efficient approaches such as roof top gardens, rainwater harvesting, heat island mitigation, subsurface filtering, sweeping programs, integrated pest management plans, bio-filtration/infiltration, oil/water type separators or a variety of other options in which the additive effect provide water quality control.
- WQ 4. It appears that the previous comments issued during the Development Assessment stage have not been addressed, therefore the previous comments still apply.
- WQ 5. The site is proposing a PUD, therefore the site should propose superior protections. Please clarify how this application can be considered high quality or superior when no Water Quality controls are proposed An excerpt of the Land Development Code pertaining to PUD designation is provided below:

*25-2-144 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT DESIGNATION.*

- (B) *The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD.*
- (C) *A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations.*

- WQ 6. This project's participation in the Fee in Lieu of structural water quality controls, as outlined in Exhibit F, 4 (B), will not be acceptable. LDC 25-8-211 (C)(1) states, in an urban water shed, water quality control are required in accordance with the Environmental Criteria Manual. ECM 1.9 2 A, specifies that Water Quality controls are required in an Urban Watershed when the cumulative total of new or redeveloped impervious cover exceeds 5000 sf.
- WQ 7. The denial for the site's participation in the Fee in Lieu program is based on the size of the redevelopment, the close proximity to Town Lake, the direct discharge of concentrated flow, and the inability to treat runoff with downstream regional controls. Particularly, the site is proposing a PUD, therefore the site should propose superior protections.
- WQ 8 A design which includes onsite water quality controls as per LDC 25-8-211 and the ECM 1.6 will be required. Please note there are alternative compliance measures that do not require the footprint of a traditional sed/fil pond. These may include such space efficient approaches such as roof top gardens, rainwater harvesting, heat island mitigation, subsurface filtering, sweeping programs, integrated pest management plans, bio-filtration/infiltration, oil/water type separators or a variety of other options in which the additive effect provide water quality control.
- WQ 9. Please arrange a meeting with this reviewer in order to explore the project constraints and possible water quality approaches.

<b>Transportation - AMY LINK 974-2628</b>
---

- TR 1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.
- TR 2. All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563; TCM, Table 9-1 For the requested parallel parking along the internal circulation aisles, please demonstrate that the requirements of Table 9-1 are being met.
- TR 3. In the core area of the city, bounded by US 183, SH 71, Loop 1, Lake Austin, Dry Creek. RM 2222, Mesa Drive, Jollyville Rd., and Loop 360, the minimum off-street parking requirement is 80% of that prescribed by Chapter 25-6, Appendix A of the LDC.

- TR 4. All required parking must be on the same site as the structures to be served unless off-site parking is approved. A site plan required for approval of off-site parking must show both the primary use and off-site parking, and the property address and legal description of both sites. LDC, 25-6-502 (A). The proposed ordinance requests that parking for the site be considered cumulatively for the entire PUD site, and shall not be required to provide the minimum number of spaces on a stand alone basis for each phase. The minimum required parking for the hotel site must be provided during all site construction. This may be achieved by off-site parking if necessary.
- TR 5. For the parking garages above grade, please meet the Waterfront Overlay regulations as noted in Section 25-2-721(D)(2).
- TR 6. Per Section 25-2-723(C) and (D) (1 and 9), streetscape improvements along Barton Springs Road and South First Street are required.
- TR 7. *Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate.* LDC, 25-6-295, 25-6-321, 25-6-322; TCM, 5.3.1.R. This applies to all site driveways.
- TR 8. Loading requirements shall meet requirements as set forth in Section 25-6-531/-532 and Appendix A of the LDC. All parking and loading facilities must be maintained to assure desirability and usefulness of the facility. The facilities shall at all times be available for the off-street parking or loading use for which they are required or intended. Each off-street loading space must consist of a rectangular area not less than 12 feet wide and 45 feet long, with a vertical clearance of not less than 15 feet. LDC, Section 25-6-531, 532. TCM, 9.3.0 #1.
- TR 9. The existing driveways to South First Street are gated. Are these driveways to remain gated with this new site development?
- TR 10. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments dated March 9, 2006 were provided with the development assessment submittal.
- TR 11. All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563; TCM, Table 9-1. For the requested parallel parking along the internal circulation aisles, please demonstrate that the requirements of Table 9-1 are being met. Please identify the proposed location of all parallel spaces.
- TR 12. In the core area of the city, bounded by US 183, SH 71, Loop 1, Lake Austin, Dry Creek, RM 2222, Mesa Drive, Jollyville Rd, and Loop 360, the minimum off-street parking requirement is 80% of that prescribed by Chapter 25-6, Appendix A of the LDC.
- TR 13. All required parking must be on the same site as the structures to be served unless off-site parking is approved. A site plan required for approval of off-site parking must show both the primary use and off-site parking, and the property address and legal description of both sites. LDC, 25-6-502 (A). The proposed ordinance requests that parking for the site be considered cumulatively for the entire PUD site, and shall not be required to provide the minimum number of spaces on a stand alone basis for each phase. The minimum required parking for the hotel site must be provided during all site construction. This may be achieved by off-site parking if necessary, granted the off-site parking meets code requirements. Please provide



further justification for not providing the minimum required parking during each phase of development.

TR 14. For the parking garages above grade, please meet the Waterfront Overlay regulations as noted in Section 25-2-721(D)(2).

TR 15. Per Section 25-2-723(C) and (D)(1 and 9), streetscape improvements along Barton Springs Road and South First Street are required. Item 4.D of the draft ordinance only references Barton Springs. What improvements are proposed along South First Street?

TR 16 Existing non-conforming driveways may be required to conform with City standards, including driveway closing and curb construction where appropriate LDC, 25-6-295, 25-6-321, 25-6-322; TCM, 5.3.1.R. This applies to all site driveways.

TR 17. Loading requirements shall meet requirements as set forth in Section 25-6-531/-532 and Appendix A of the LDC. All parking and loading facilities must be maintained to assure desirability and usefulness of the facility. The facilities shall at all times be available for the off-street parking or loading use for which they are required or intended. Each off-street loading space must consist of a rectangular area not less than 12 feet wide and 45 feet long, with a vertical clearance of not less than 15 feet. LDC, Section 25-6-531, 532. TCM, 9.3.0 #1.

TR 18. The existing driveways to South First Street are gated. It appears that these driveways will remain gated with the new development. A 40-foot storage space shall be provided internal to the site for any proposed gated driveway. This does not appear to be provided as depicted on the PUD plan. Please provide further justification for the driveway locations in their current configuration. Modification to these driveways may result after review of the TIA is complete.

### **Electric - DAVID LAMBERT 322-6109**

EL 1. Any relocation of electric facilities shall be at landowner's/developer's expense.

EL 2. This property is located in the network. Contact Tomme Friar at 505-7675 regarding underground electric service

EL 3. On the site plan, show the transformer vault(s) needed to power the new buildings.

EL 4. FYI: There is a duct line from Barton Springs which runs into this site across the South Parcel to serve an electric vault on the south side of the Hyatt Hotel. Development of the South Parcel may require relocation of the duct line. Tomme Friar at 505-7675 is your contact regarding this.

EL 3. Be advised that the location of structures along the southeast property line must meet National Electric Safety Code/OSHA criteria for clearance with existing overhead electric line.

EL 4. Be advised any relocation of electric facilities shall be at landowner's/developer's expense.

EL 5. For information regarding Green Builder program and standards, contact Katie Jensen at 482-5407.

**Industrial Waste - COLLEEN BUCKLEY 972-1060**

2/16/06

IW 1. No Comment.

IW2. There is nothing for Industrial Waste to review at this stage of the project. Keep us on the distribution list as updates are available.

**WWW - PAUL URBANEK 974-3017**

WW 1. The landowner intends to serve each lot with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility improvements and other facilities to serve the lot.

WW 2 With the final plat, the landowner must pay the Subdivision Engineering review fee and a note must be on the plat making the landowner responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility improvements and other facilities to serve each lot.

WW 3. In order to obtain City water and wastewater utility service, the landowner must obtain City approval of a Service Extension Request. For more information, pertaining to the process and submittal requirements, contact Phillip Jaeger Austin Water Utility, 625 East 10<sup>th</sup> Street, 5<sup>th</sup> Floor Waller Creek center. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request.

WW 4. No lot will be occupied until the structure is connected to the City of Austin water and wastewater utility system.

WW 5. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

WW 6. The water and wastewater utility system serving each lot must be in accordance with the City of Austin design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The water and wastewater utility construction must be inspected by the City.

WW 7. Offsite easements may be required. Also, approval from the City will be required for placing utilities on City land. The landowner at own expense, will be responsible for providing the onsite and offsite easements. The easements must be for locations defined by the Austin Water Utility and in a form accepted to the City.

**Environmental - TERESA ALVELO 974-7105**

2/23/2006:

- EV 1. This project does not meet the redevelopment exception in LDC 25-8-26 and therefore the project must adhere to all current environmental requirements. Please ensure that no new development encroaches into the Critical Water Quality Zone, including the temporary access road. Any deviation from the code will require a courtesy hearing in front of the Environmental Board. In order to gain staff support for any exception to Chapter 25-8 of the Land Development Code the project must be demonstrated to be environmentally superior than what would otherwise be achieved.
- EV 2. Because of the request for the exception from wetlands protection (LDC 25-8-282), it is advisable that the applicant coordinate with the City Wetland's Biologist (974-2956) prior to submittal.
- EV 3. Mitigation will be required for any trees located on site greater than 8" that are to be removed.
- EV 4. This project lies within the Waterfront District Overlay and must adhere to the additional landscaping requirements as set forth in the Environmental Criteria Manual 2.8.0.

07/31/06:

- EV 1. Contact Wetlands Biologist Mike Lyday, Environmental Resource Management, or EV Reviewer to set up a meeting/site visit to discuss wetlands issues. Further comments may be issued based on input by ERM.
- EV 2. All requests for exceptions from the environmental code must demonstrate that the proposal is clearly superior to what would be allowable under the code without the exceptions. Please clearly demonstrate how this project is better environmentally.

10/04/06:

- EV 1. Please see attached recommendation from Environmental Board under Attachment A.

<b>Site Plan - NIKKI HOELTER 974-2863</b>
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- SP 1. The proposed PUD would be required to comply with the Waterfront Overlay, South Shore sub district regulations.
- SP 2. Describe and show on the land use plan the type of existing and proposed residential uses per tract/parcel and/or phase, including: maximum density (if multi-family development is proposed, maximum FAR, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate. [Sec. 25-2-411(H)].
- SP 3. If structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way See submittal requirements
- SP 4. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a

level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information [Sec. 25-2-411(I)]:

- a. The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use).
- b. Total square footage and whether structured parking facilities are proposed
- c. Maximum impervious cover;
- d. Maximum height limitation;
- e. Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
- f. The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
- g. All civic uses by type and proposed site development regulations.

Additional site development regulations may be specified by the City Council.

- SP 5. Open space of no less than 20% of a tract used for a non-residential use or 15% of a tract used for an industrial use shall be reserved within each tract. This requirement may be adjusted depending upon the total open space provided for the PUD [Sec. 25-2-411(H)].
- SP 6. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2-402.
- SP 7. Provide the legal description on the cover sheet.
- SP 8. Describe the type of existing and proposed residential uses per tract and/or phase, including maximum density (if multi-family development is proposed, maximum FAR, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate [Sec. 25-2-411(H)]. Show on land use plan.
- SP 9. If structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements.
- SP 10. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information [Sec. 25-2-411(I)]: Show on land use plan
- a. The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use).
  - b. Total square footage and whether structured parking facilities are proposed.
  - c. Maximum impervious cover;
  - d. Maximum height limitation;
  - e. Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
  - f. The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
  - g. All civic uses by type and proposed site development regulations.
  - h. Additional site development regulations may be specified by the City Council.

## **Parks and Recreation - RANDY SCOTT 974-6737**

PR1. Approval of a site plan by the Land Use Commission is required if an applicant requests a waiver from a requirement of this part under Section 25-2-713 (Variances).

PR2. Review of a site plan by the director of the Parks and Recreation Department is required before the site plan may be approved. The director of the Parks and Recreation Department shall determine:

- whether the site plan is compatible with adopted park design guidelines; and
- if significant historic, cultural, or archaeological sites are located on the property.

PR 3. **150' Primary setback from Town Lake**

1. Parking areas and structures are prohibited;
2. park facilities, including picnic tables, observation decks, trails, gazebos, and pavilions, are permitted if:
  - (a) the park facilities are located on public park land; and
  - (b) the impervious cover does not exceed 15 percent.

PR 4. **50' Secondary setback from primary setback**

1. fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and impervious cover may not exceed 30 percent.
2. Surface parking:
  - (a) must be placed along roadways, if practicable; and must be screened from views from Town Lake, the Colorado River, park land, and the creeks named in this part.
  - (b) if it is adjacent to Town Lake, the Colorado River, park land, or a creek named in this part, it must incorporate pedestrian oriented uses at ground level.

## **Zoning/Land Use - JORGE E. ROUSSELIN 974-2975**

ZN1. Please provide justification for PUD zoning for this tract of land. Identify how the proposed PUD is superior to current land development code requirements [Please refer to the City of Austin Land Development Code Section 25-2-144].

ZN2. On the PUD Land Use Plan, please provide a table that lists the types of the residential uses allowed within the PUD (single-family, duplex, two-family residential, single-family attached, condominium residential, townhouse residential, multifamily residential, etc ). list minimum and maximum number of units by type that will be allowed on each parcel within the PUD, and list the total number of units by type that will be allowed overall within the PUD. The staff would like to know the breakdown of the types of residential units on each parcel and the overall amounts of these uses throughout the PUD development.

ZN3. Please provide a list of all of the variances to the Land Development Code requirements that the applicant will be requesting in this PUD zoning application

- ZN4. Please clarify if the applicant is utilizing Green Builder standards for both residential and commercial development within the PUD.
- ZN5. Applicability of 25-8-214 to all parcels is not recommended.
- ZN6. Minimum parking requirements shall be provided during all phases of construction.
- ZN7. Please clarify to what "extent practicable" the Great Streets criteria will be applied on all parcels.
- ZN8. Please coordinate with Andy Halm at 974-7195 on all license agreements required for landscaping, irrigation, and/or any other associated improvements to the public R-O-W.



## ENVIRONMENTAL BOARD MOTION 100406-B2

Date: October 04, 2006

Subject: Town Lake Hyatt P. U. D. C814-06-0106

Motioned By: Phil Moncada

Seconded By: Rodney Ahart

### Recommendation

The Environmental Board recommends approval and support of the Town Lake Hyatt P. U. D. Revisions associated with redevelopment and rezoning for this subject area consisting of 9.567 acres.

### Staff Conditions

1. Overall impervious cover will be decreased by 2.3%.
2. Large amounts of surface parking will be eliminated with the construction of parking garages.
3. Restoration of some of the Critical Water Quality zone will be provided by replacing some existing parking with pervious turf/landscaping.
4. Building standards that meet a minimum 2-star rating for the Green Builder Program are proposed.
5. An Integrated Pest Management (IPM) plan will be provided.
6. Improvements to the Town Lake Trail and public bicycle parking in the primary setback area will be provided.
7. A consideration of \$400 per unit will be provided to the Trail foundation and the City of Austin for open space improvements at the beginning of the project. (\$200,000.)
8. Great Street improvements will be provided to the Barton Springs Road frontage.
9. Re-irrigation by rainwater harvesting.

## **Rationale**

Rainwater harvesting possibility restrict parking lot to delivery vehicles on the northeast side of existing building. Recommended conditions will yield a superior development vs traditional rezoning. Long term business owner in Austin for over 25 years. Reduction in the impervious cover will provide some water quality with removal of the parking lot in the critical water zone by reducing pollutant load. The applicant will strive to enhance water quality associated with redevelopment.

**Vote:** 5-2-0-1

**For:** Phil Moncada, John Dupnik, Mary Gay Maxwell, Rodney Ahart, and Julie Jenkins.

**Against:** Dave Anderson, and Karin Ascot

**Abstain:** None.

**Absent:** \*William, Curra

**Approved By:**

Dave Anderson P.E., CFM  
Environmental Board Chair

\* Board Member William Curra recused from the discussion due to a potential conflict of interest.





**GRAVES DOUGHERTY HEARON & MOODY**  
A PROFESSIONAL CORPORATION

Michael J. Whellan  
512.480.5734  
512.480.5834 (fax)  
mwhellan@gdhl.com

MAILING ADDRESS:  
P O Box 98  
Austin, TX 78767

October 18, 2006

**RECEIVED**

**OCT 18 2006**

*Via Hand Delivery*

Mr. Greg Guernsey  
City of Austin  
Director, Neighborhood Planning & Zoning Department  
505 Barton Springs Road  
Austin, Texas 78703

**Neighborhood Planning & Zoning**

Re: *208 Barton Springs Road – Hyatt Redevelopment ("Property");*  
Case No. C814-06-0106

Dear Greg:

Enclosed please find updated drawings, including an updated Land Use Plan for the above-referenced matter. The only changes that we have made are as follows:

1. On Exhibit AZI (Area Zoning Map), we have corrected the zoning for the tract adjacent to the above-referenced property from "LI-NP" to "L-NP".
2. On SP1 (Detailed Land Use Plan), pursuant to staff's comments, we have shown and calculated open space and setbacks for each of the parcels; and
3. Although Danny Miller, P.E. is still the engineer working on the project, he has changed firms and, therefore, the engineering firm has been changed on all of the exhibits to reflect that it is now LJA Engineering & Surveying, Inc.

Please accept this updated Land Use Plan and incorporate with our application.

If you have any questions, please feel free to call me.

Very truly yours,

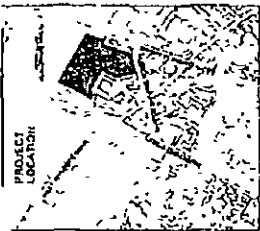


Michael Whellan

MJW:vlh  
Enclosures

cc: Jorge Rousselin (w/encls.) – *Via Hand Delivery*  
Kathryne Tovo (w/encls.) – *Via Hand Delivery*  
Dante Chimenti (w/encls.) *Via Hand Delivery*  
Nikelle Meade, Esq. (w/encls.) – *Via Hand Delivery*

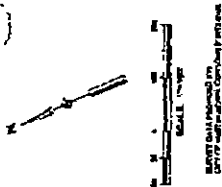
**ATTACHMENT B**



# 208 BARTON SPRINGS

DATE	BY	REVISION	DESCRIPTION
10/1/01	WJ	1	INITIAL DESIGN
10/1/01	WJ	2	REVISED DESIGN
10/1/01	WJ	3	REVISED DESIGN
10/1/01	WJ	4	REVISED DESIGN
10/1/01	WJ	5	REVISED DESIGN
10/1/01	WJ	6	REVISED DESIGN
10/1/01	WJ	7	REVISED DESIGN
10/1/01	WJ	8	REVISED DESIGN
10/1/01	WJ	9	REVISED DESIGN
10/1/01	WJ	10	REVISED DESIGN

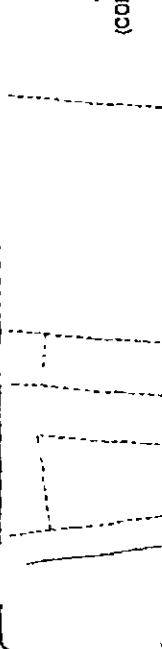
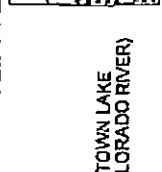
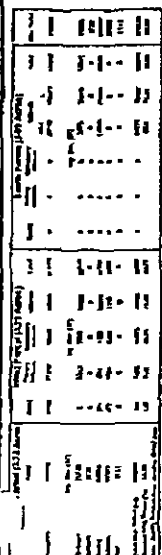
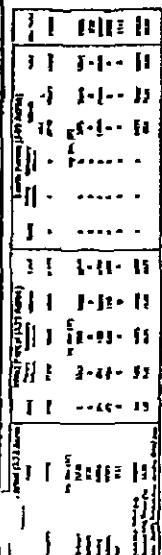
DATE	BY	REVISION	DESCRIPTION
10/1/01	WJ	1	INITIAL DESIGN
10/1/01	WJ	2	REVISED DESIGN
10/1/01	WJ	3	REVISED DESIGN
10/1/01	WJ	4	REVISED DESIGN
10/1/01	WJ	5	REVISED DESIGN
10/1/01	WJ	6	REVISED DESIGN
10/1/01	WJ	7	REVISED DESIGN
10/1/01	WJ	8	REVISED DESIGN
10/1/01	WJ	9	REVISED DESIGN
10/1/01	WJ	10	REVISED DESIGN



## INDEX TO SHEETS

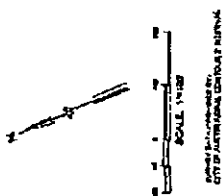
- 1. FULL ZONING MAP (SHEET 1)
- 2. EXISTING CONDITIONS PLAN (SHEET 2)
- 3. PROPOSED LAYOUT PLAN (SHEET 3)
- 4. EXISTING UTILITIES (SHEET 4)
- 5. PROPOSED UTILITIES (SHEET 5)
- 6. EXISTING PAVEMENT (SHEET 6)
- 7. PROPOSED PAVEMENT (SHEET 7)
- 8. EXISTING LANDSCAPE (SHEET 8)
- 9. PROPOSED LANDSCAPE (SHEET 9)
- 10. EXISTING STRUCTURES (SHEET 10)
- 11. PROPOSED STRUCTURES (SHEET 11)
- 12. EXISTING TRAILS (SHEET 12)
- 13. PROPOSED TRAILS (SHEET 13)
- 14. EXISTING FENCES (SHEET 14)
- 15. PROPOSED FENCES (SHEET 15)
- 16. EXISTING SIGNAGE (SHEET 16)
- 17. PROPOSED SIGNAGE (SHEET 17)
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- 27. PROPOSED PARKING (SHEET 27)
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- 91. PROPOSED LOADING (SHEET 91)
- 92. EXISTING STORAGE (SHEET 92)
- 93. PROPOSED STORAGE (SHEET 93)
- 94. EXISTING OFFICE (SHEET 94)
- 95. PROPOSED OFFICE (SHEET 95)
- 96. EXISTING LABORATORY (SHEET 96)
- 97. PROPOSED LABORATORY (SHEET 97)
- 98. EXISTING CLEANING (SHEET 98)
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- 100. EXISTING MAINTENANCE (SHEET 100)
- 101. PROPOSED MAINTENANCE (SHEET 101)
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- 517. PROPOSED SECURITY (





208 BAYTON SPRINGS ROAD  
DRAINAGE PLAN

DM1  
L.A. Engineering & Surveying, Inc.  
1000 N. 10th St.  
Tulsa, Okla. 74103  
Phone 336-1111  
Fax 336-1112



- LEGEND
- PROPOSED 12" DRAINAGE MAIN
  - EXISTING 12" DRAINAGE MAIN
  - PROPOSED 6" DRAINAGE MAIN
  - EXISTING 6" DRAINAGE MAIN
  - PROPOSED 4" DRAINAGE MAIN
  - EXISTING 4" DRAINAGE MAIN
  - PROPOSED 3" DRAINAGE MAIN
  - EXISTING 3" DRAINAGE MAIN
  - PROPOSED 2" DRAINAGE MAIN
  - EXISTING 2" DRAINAGE MAIN
  - PROPOSED 1 1/2" DRAINAGE MAIN
  - EXISTING 1 1/2" DRAINAGE MAIN
  - PROPOSED 1" DRAINAGE MAIN
  - EXISTING 1" DRAINAGE MAIN
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  - PROPOSED 1/16" DRAINAGE MAIN
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  - PROPOSED 1/32" DRAINAGE MAIN
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  - PROPOSED 1/64" DRAINAGE MAIN
  - EXISTING 1/64" DRAINAGE MAIN
  - PROPOSED 1/128" DRAINAGE MAIN
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  - PROPOSED 1/256" DRAINAGE MAIN
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  - PROPOSED 1/512" DRAINAGE MAIN
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  - PROPOSED 1/1024" DRAINAGE MAIN
  - EXISTING 1/1024" DRAINAGE MAIN
  - PROPOSED 1/2048" DRAINAGE MAIN
  - EXISTING 1/2048" DRAINAGE MAIN
  - PROPOSED 1/4096" DRAINAGE MAIN
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  - PROPOSED 1/8192" DRAINAGE MAIN
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  - PROPOSED 1/65536" DRAINAGE MAIN
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